

CHRISTOPHER SCALES

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Cranberry Grove, Paignton

Offers Over
£280,000

Tucked away in a cul-de-sac yet conveniently close to local amenities, this recently built semi-detached family home offers modern living with driveway parking and an enclosed rear garden.

Located in the Berry Acres development by Barratt Homes, the property is perfectly suited for modern family living. The area is well served by local supermarkets, retail parks, South Devon College, primary schools and secondary schools. Excellent transport links are nearby via the main Brixham Road with good connections for the remainder of Torbay and the ring road for A380/Exeter/M5.

The ground floor living accommodation has been thoughtfully laid out with an entrance hall opening into a bright sitting room with window overlooking the front aspect, An inner hallway - with access to a ground floor WC and a generous storage cupboard - leads through to a spacious kitchen/dining area at the rear, with French doors that open directly onto the enclosed rear garden. On the first floor the landing leads to three bedrooms, bedroom one with an en-suite shower room and there is a family bathroom/WC.

An internal inspection is highly recommended in order to appreciate the accommodation on offer and the tucked away cul de sac position.

The accommodation comprises: Glazed door to:

ENTRANCE HALL Pendant light point, smoke detector, stairs with handrail to first floor, radiator with thermostat control. Door to:

SITTING ROOM - 3.84m x 3.48m (12'7" x 11'5") Maximum measurements. Pendant light point, UPVC double glazed windows to front aspect, radiator, TV connection point, telephone point, door to:

INNER HALLWAY - 1.7m x 0.91m (5'7" x 3'0") Pendant light point, under-stairs storage cupboard with consumer unit, door to WC. Door to:

KITCHEN/DINER - 4.44m x 2.92m (14'7" x 9'7") Pendant light point and spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control, UPVC double doors opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, eye level cabinets, integral washing machine, integral dishwasher, integral fridge freezer, cupboard housing the boiler.

GROUND FLOOR WC - 1.55m x 0.91m (5'1" x 3'0") Inset spotlights, UPVC obscure glazed window. Comprising WC, pedestal wash hand basin, part tiled walls, radiator with thermostat control.

FIRST FLOOR LANDING Pendant light point, smoke detector, hatch to loft space, radiator with thermostat control, storage cupboard with shelving. Doors to:





BEDROOM ONE - 3.58m x 2.46m (11'9" x 8'1") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect with views towards distant countryside, radiator, fitted wardrobe to recess with sliding mirror fronted doors. Door to:

ENSUITE SHOWER ROOM/WC - 1.78m x 1.65m (5'10" x 5'5") Light point, extractor fan, UPVC obscure glazed window. Comprising tiled shower enclosure with electric shower and sliding door, pedestal wash hand basin, WC, heated towel rail, part tiled walls, shaver socket.

BEDROOM TWO - 3.1m x 2.57m (10'2" x 8'5") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 2.79m x 1.98m (9'2" x 6'6") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 1.78m x 1.57m (5'10" x 5'2") Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over, pedestal wash and basin, WC, radiator with thermostat control, part tiled walls,

OUTSIDE

Front - At the front of the property is a level lawned garden with paved pathway leading to the front door. To the side is a tarmac driveway providing off-road parking for two vehicles.

Rear - To the rear of the property and accessed from the kitchen diner is an enclosed garden with a large patio area leading to a lawn, enclosed by timber fence with the pathway continuing to the side of the property and a gated access onto the driveway. Timber garden shed, outside tap, outside power sockets.

USEFUL INFORMATION

Tenure - Freehold

Age - 2022

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band D

EPC Rating - B/84 potential - A/96

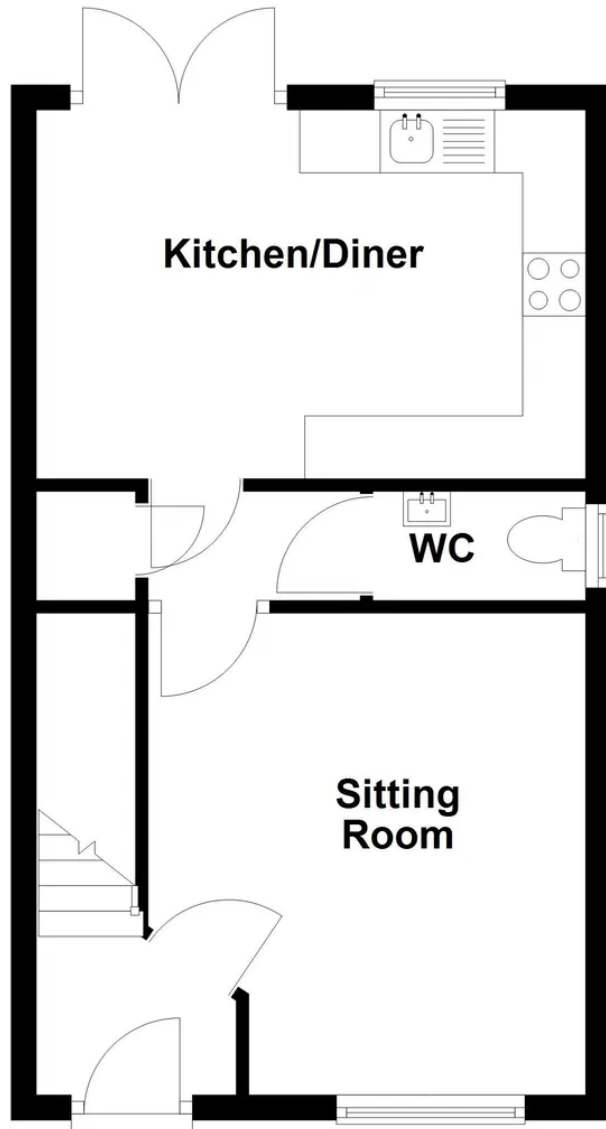
Broadband - To be confirmed

Mobile - To be confirmed

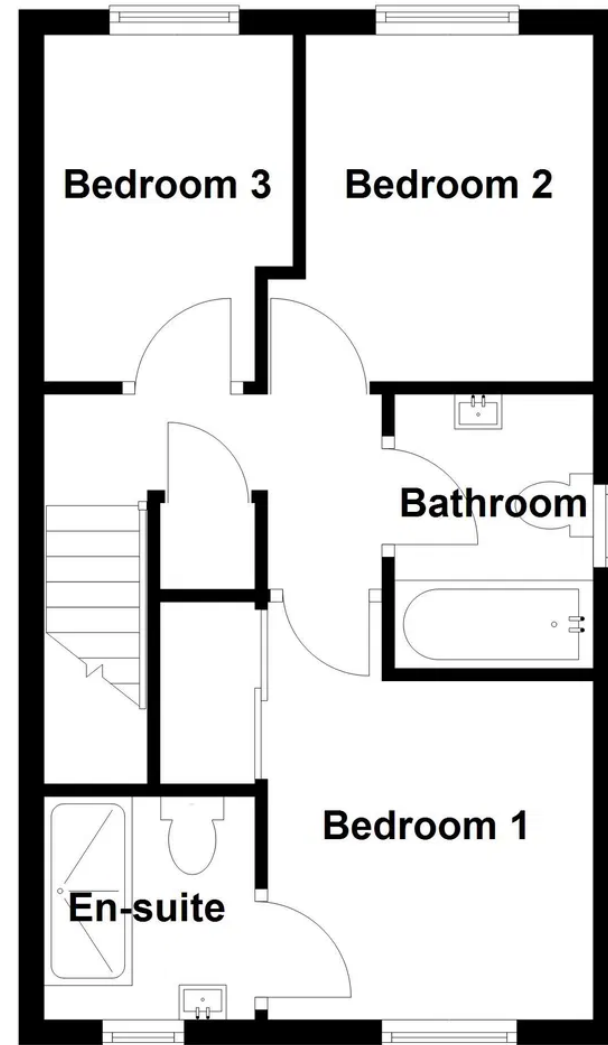
Annual Development Fee approx. £(to be confirmed)



Ground Floor



First Floor



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Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com